

ZONING AND ADJUSTMENT BOARD

March 20, 2006

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, March 20, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Frank Topping, Ron Berry, Dossie Singleton, Marge Thies, Dale Nichols, and Frank Szczepanski. Richard Cole, Jr., Todd Brown, Rusty Mask. James Sutton, and Evan Merritt were absent. Dave Davis- Zoning and Adjustment Board Attorney, Roberta Rogers- Director of Planning and Development, and Sandy Cassels- Board Secretary, were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Nichols made a motion to approve the minutes from the March 6, 2006, meeting. Mr. Topping seconded the motion and the motion carried.

T2006-0009

Anna Houge

Ms. Anna Houge, applicant, was present and requesting a Temporary Use Permit for one (1) year to allow a RV as a residence while the permanent residence is under construction. There were seven (7) notices sent. Of the seven (7) notices sent, three (3) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Nichols asked Ms. Houge how far along she was on the construction of the residence. Ms. Houge explained she is just getting started. Mr. Nichols asked if she is building as owner/builder. Ms. Houge explained she is.

Mr. Nichols made the motion to approve the Temporary Use Permit for one (1) year while the permanent residence is constructed. Ms. Thies seconded the motion and the motion carried.

T2006-0010

Carolyn & Gordon Johnson

Carolyn & Gordon Johnson, applicants, were present and requesting a Renewal of a Temporary Use Permit for three (3) years to allow a mobile home for a care giver's residence. There were nine (9) notices sent. Of the nine (9) notices sent, two (2) were returned in favor and one (1) was returned in objection. Mrs. Cassels read the letter of objection into the record. There were no objections from the audience. Mrs. Johnson stated her husband is the one in need of care. Mr. Nichols asked Mrs. Johnson who lives in the mobile home. Mrs. Johnson stated her daughter lives in the mobile home and assists with caring for Mr. Johnson.

Mr. Topping made the motion to approve the Renewal of the Temporary Use Permit for three (3) years for a care giver's residence. Mr. Berry seconded the motion and the motion carried.

T2006-0011

Jonni Post

Jonni Post, applicant, was present and requesting a Temporary Use Permit for three (3) years for a care giver's residence. There were six (6) notices sent. Of the six (6) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping asked Ms. Post who would be living in the RV. Mrs. Post explained her brother would be living in the RV assisting her with their mother.

Mr. Nichols made a motion to approve the Temporary Use Permit for three (3) years for a care giver's residence. Mr. Berry seconded the motion and the motion carried.

SS2006-0008

Amy Wade

Amy Wade, applicant, was present and James Wade, representative for the applicant, was present and requesting a Small Scale Land Use Change on 5.381 acres MOL from Industrial to High Density

Residential. There were four notices sent. Of the four (4) notices sent, one (1) was returned in objection and none were returned in favor. Mrs. Cassels read the letter of objection into the record. There were no objections from the audience. Mr. Wade explained the property is adjacent to property that received a small scale land use change earlier this year from Industrial to High Density Residential. Mr. Wade also stated the property is located right outside the City Limits of Bushnell.

Mr. Nichols made the motion to recommend approval of the Small Scale Land Use Change to the Board of County Commissioners. Mr. Berry seconded the motion and the motion carried.

R2006-0015

Amy Wade

Amy Wade, applicant, was present and James Wade, representative for the applicant was present and requesting a rezoning on 5.381 acres MOL from M1 to R6C. There were four (4) notices. Of the four (4) notices sent, one (1) was returned in objection and none were returned in favor. There were no objections from the audience. Mrs. Cassels read the letter of objection into the record. Mr. Nichols asked Mrs. Wade what her plans were for the property. Mr. Wade stated he planned to have residences on the property.

Mr. Nichols made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Berry seconded the motion and the motion carried.

SS2006-0009

Land Associates VI, LLC

Rebecca Mejia, representative for the applicant, was present and requesting a Small Scale Land Use Change on 4.16 acres MOL from Agricultural to Commercial. There were two notices sent. Of the two (2) notices sent, none were returned in favor or in objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the Small Scale Land Use Change to the Board of County Commissioners. Mr. Szczepanski seconded the motion and the motion carried.

R2006-0017

Land Associates VI, LLC

Rebecca Mejia, representative for the applicant, was present and requesting a rezoning on 4.16 acres MOL from RR1C to CL. There were two (2) notices. Of the two (2) notices sent, none were returned in objection or in favor. There were no objections from the audience. Mr. Szczepanski asked Ms. Mejia what the plans were for the property. Ms. Mejia stated the developer would like to put offices on the property.

Mr. Nichols made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Szczepanski seconded the motion and the motion carried.

R2006-0016

Annie Roberts

Annie Roberts, applicant, was present and requesting a rezoning on .65 acres MOL from A5 to R2C. There were four (4) notices. Of the four (4) notices sent, one (1) was returned in objection and none were returned in favor. Mrs. Cassels read the letter of objection into the record. There were no objections from the audience. Mr. Nichols asked Mrs. Roberts what her plans were for the property. Mrs. Roberts stated she wanted to make some repairs to the residence on her property and could not get a building permit to do so as this property currently had an illegal zoning. After getting the zoning on the property straighten out Mrs. Roberts intends to do the needed repairs to the residence on her property.

Mr. Nichols made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Berry seconded the motion and the motion carried.

R2006-0019

MTV Developers, Inc.

This application was withdrawn.

S2006-0003

Timothy Parker

No one was present for this application. Mr. Topping made the motion to table this application until the April 3, 2006 meeting. Mr. Berry seconded the motion and the motion carried.

CP-A2006-0001

WPIC

Michael Crimi, applicant and Jack Sullivan, representative for the applicant, were present and requesting a Large Scale Comp Plan Amendment on 60.379 acres MOL from Agricultural to Low Density Residential. Mr. Sullivan explained there will be single family residences with wells and septic tanks until central water and sewer are available. Mr. Sullivan also explained the maximum amount of residences will be 99 and each lot would be between .60 acres and .80 acres. Mr. Szczepanski explained the existing traffic on CR 101 is extensive and the condition of the road may not be acceptable for the proposed traffic. Mrs. Rogers explained the county is working with the residents on CR 101 to improve the road. Mr. Sullivan stated the developers would improve CR 101 from the entrance of the subdivision to either C-466 or CR 104.

Mr. Nichols made a motion to recommend approval of the transmittal to the Board of County Commissioners. Mr. Singleton seconded the motion and the motion carried.

CP-A2006-0002

Sumter County School Board

Mrs. Roger explained the purpose of this application is to correct the Land Use on property the Sumter County School Board owns. The Land Use Change request is from Agricultural to Public, Institutional, and Educational. There are no current plans to develop the property.

Mr. Nichols made a motion to recommend approval of the transmittal to the Board of County Commissioners. Mr. Singleton seconded the motion and the motion carried.

Ms. Thies made a motion to adjourn the meeting at 7:10 pm. Mr. Nichols seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board